



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 57
Comm #: 53959-1855-48-A
BRRTS #: 03-57-544950
Site Name: Braun Estate
Site Address: 448 Franklin St, Reedsburg, 53959
Site Manager: Hank Kuehling
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3286
e-mail: hank.kuehling@wisconsin.gov
Bid Manager: Brian F. Taylor
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 266-0593
e-mail: Brian.Taylor@Wisconsin.Gov

Bid-Start Date:	October 13, 2008
Questions must be received by (See Section 2 (B)):	October 27, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	November 14, 2008
Bid-End Date and Time:	November 28, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing-Madison, 131 W Wilson St, Madison, WI 53703
Phone: (608) 257-8900 Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

The property was previously used by a heating and air-conditioning business. A 300 gallon unleaded gasoline (formerly used for leaded gas) underground storage tank, used to fuel company vehicles, was removed from the property on January 25, 2006.

The soil of the site was found to consist of sandy silt to a depth of approximately 17 feet, the extent of investigation. The site investigation report contains soil sample analytical results that indicate that soil contamination exists in the area of the UST tank bed.

Depth to groundwater at the site is approximately 6-8 feet in the former tank bed area and up to 11 feet deep in other areas of the site. Flow direction is to the northeast. PVOs in GW remain high at MW-1 but were not detected in MW-2, MW-3, or MW-4.

No private or municipal water supply wells exist within 1,000 feet of the site.

No remedial actions have been initiated or completed for this site.

For more details about site geology, the groundwater flow system, current site conditions regarding the degree and extent of soil and groundwater contamination, and other site information, please review the following documents:

“LUST Investigation Report”; dated March 5, 2008, by METCO.

“Additional Investigation Letter Report, dated September 11, 2008, by METCO.

To reduce copy costs, DNR has provided to the PECFA-contract copy shop only a portion of the two submittals noted above. Additional and useful site information, including those documents listed above, is contained in the case file at the DNR South Central Region office at 3911 Fish Hatchery Road, Fitchburg, WI, 53711. To view this file, contact Wendy Weihemuller at 608.275.3212.

NOTE: One of the activities within this scope of work (SOW), defining the degree and extent of PCE contamination, will not be eligible for reimbursement. However, bidders will be required to itemize that cost and will be added to the total cost for this scope of work. The cost to conduct this activity will then be deducted at claim review.

Minimum Remedial Requirements

Defining Degree and Extent of PCE – INELIGIBLE ACTIVITY

Install and complete 4 soil borings to the water table, one in the center of the former Quonset building and one near its northeast corner, along with one west and one east of MW-3, being careful to avoid the underground utility lines in the area. Collect continuous soil samples from each boring, conduct field measurements for volatile substances (using a photo-ionization detector (PID) or equivalent) in the samples, and analyze for VOCs the two soil samples from each boring with the highest field results. Collect a “grab” groundwater sample from each of the 4 borings and analyze each for VOCs.

Excavation of Source Area

Contaminated soil shall be remediated by means of soil excavation and off-site disposal. Disposal shall occur immediately following excavation. The area of excavation shall include the area where the UST was formerly located adjacent to and northwest of the now demolished Quonset building. This area of excavation shall include all soils exceeding NR 746.06 Table 1 values. All soil of the top four feet of the soil profile that poses a direct contact threat by exceeding a NR 746.06 Table 2 value

that is in the area of excavation required above shall be removed. For bidding purposes, an estimated 30 cubic yards of contaminated soil shall be assumed to be necessary to be excavated and disposed off-site. This is based on an estimated area 10'x10' by 8' deep (to the water table). The use of field screening or other appropriate technology is required in order to segregate clean excavated soil from contaminated soil for disposal. This same field-screening technology shall also be used to determine the horizontal and vertical extent of excavation to remove as much as possible of the soil that exceeds the Table 1 and Table 2 values noted above.

Post-excavation confirmation soil samples must be collected, one from each side of the excavation and one from the bottom. Each soil sample shall be analyzed for petroleum volatile organic compounds (PVOCs).

The excavation shall be back-filled with the clean soils segregated during excavation activities, as well as imported, clean material similar to the native soil (sandy silt). This back-fill soil shall be placed in one-foot thick compacted lifts. The surface of the excavation shall be restored with the same type of material in place prior to the soil removal.

Groundwater Sampling Events

Conduct groundwater sampling and analysis once following the soil excavation for the following monitoring wells associated with this site: MW-1; MW-3; and MW-4. Analyze the groundwater samples for petroleum volatile organic compounds (PVOCs) plus naphthalene, except analyze the groundwater sample from MW-3 for VOCs.

Measure groundwater elevations, based on National Geodetic Survey data, in all of the site's monitoring wells in each of the required monitoring rounds and include the results in tabular form in the report required below.

The bid shall include costs for disposal of all investigative waste; in this case, purge water and soil. All waste barrels generated from site work activities must be labeled and placed in an inconspicuous place on the site and removed from the site within two weeks of each sampling round. Dispose of the waste in accordance with s. NR 716.11(6), Wis. Adm. Code.

Reporting

Submit a report to the DNR project manager, and a copy to the Department of Commerce, when the work described above has been completed. It should include a table or tables of the groundwater quality data from the reporting period, along with all previously reported groundwater data, and water level measurement results. Soil boring logs and abandonment documentation forms, soil sample analytical results, and a map with soil boring locations should be included in the report. Documentation of all soil excavation activities and associated analytical results shall also be included in the report. The laboratory analytical report sheets for all analyses completed must also be included.

Closure

A closure request for this case has previously been submitted to DNR and was denied. An updated recommendation for closure shall be provided in the report required above. Bidders should include all costs related to the updated closure request (including well abandonment costs) in their bid total. On page two of the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs. If closure is not available following the work required above,

then the cost cap established by this bid will be modified downward by the amount of the closure-related costs.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Braun Estate

COMMERCE #: 53959-1855-48

BRRTS #: 03-57-544950

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Braun Estate

COMMERCE #: 53959-1855-48

BRRTS #: 03-57-544950

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Defining Degree and Extent of PCE (Ineligible)	\$
2	Excavation	\$
3	Groundwater Monitoring	\$
4	Reporting	\$
5	Closure (all costs through closure)	\$
6	PECFA Claim Preparation	\$
7	Total Bid Amount	\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)		
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$